

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49	-53	APPLETON ST, ARLINGTON

OWNERSHIP

Owner 1:	HUBBARD PHILIP M ETAL/TRUSTEES			
Owner 2:	APPLETON ST NOMINEE TRUST			
Owner 3:				
Street 1:	PO BOX 1074			
Street 2:				
Twn/City:	BARRE			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01005		Type:	

PREVIOUS OWNER

Owner 1:	HUBBARD PHILIP M & -		
Owner 2:	KAZDA IVANA K -		
Street 1:	49 APPLETON ST #11		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Asbestos Exterior and 881 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
--------------	---------	--------------	---	-------------	-----	-------	---------------	-------	--	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

Total Card / Total Parcel

300,600 /

300,600

300,600 /

300,600

300,600 /

300,600



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	199403
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
9	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	300,600			300,600		199403
							GIS Ref
							GIS Ref
Total Card	0.000	300,600			300,600	Entered Lot Size	
Total Parcel	0.000	300,600			300,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		341.20	/Parcel: 341.20	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	300,600	0	.		300,600		Year end	12/23/2021
2021	102	FV	292,100	0	.		292,100		Year End Roll	12/10/2020
2020	102	FV	287,900	0	.		287,900	287,900	Year End Roll	12/18/2019
2019	102	FV	281,800	0	.		281,800	281,800	Year End Roll	1/3/2019
2018	102	FV	249,800	0	.		249,800	249,800	Year End Roll	12/20/2017
2017	102	FV	205,300	0	.		205,300	205,300	Year End Roll	1/3/2017
2016	102	FV	228,100	0	.		228,100	228,100	Year End	1/4/2016
2015	102	FV	223,600	0	.		223,600	223,600	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickerStone	
Frame:	1	- Wood	
Prime Wall:	5	- Asbestos	
Sec Wall:	2	- Clapboard	10%
Roof Struct:	1	- Gable	
Roof Cover:	2	- Slate	
Color:	YELLOW		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

CONDO CONVERSION 1997, Building Number 1.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 3			BRs: 1			Baths: 1			HB		

CONDO INFORMATION

Location:	
Total Units:	
Floor:	3 - 3rd Floor
% Own:	7.949999809
Name:	172 - 7132

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	3	1	1
Totals				
	1	3	1	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		0.0%
Economic:	I - Income Adj	15.0%
Special:		0.0%
Override:		0.0%
	Total:	30.81%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.97371608
Adj \$ / SQ:	400.928
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434403
Depreciation:	133840
Depreciated Total:	300563

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	420.97	
Special Features:	0	Val/Su Net:	341.20	
Final Total:	300600	Val/Su SzAd	341.20	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.A-0005-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------------	--------------

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	881	400.930	353,21
Net Sketched Area:		881	Total:	353,21
Size Ad	881 Gross Area		881 FinArea	88

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
17						
17						
81						

IMAGE

AssessPro Patriot Properties, Inc

